



**GASCOIGNE
HALMAN**

Shireoak Road, Withington
£475,000.00

THE AREA'S LEADING ESTATE AGENCY



A spacious and well-presented four double bedroom extended and bay fronted semi detached property. Located on the ever popular Shireoak Road in an enviable position, close to both Withington and Didsbury villages with their array of independent shops, bars, restaurants and excellent transport links. Having been tastefully extended by the current owners to offer ideal family living with off road parking to the front and a generous rear garden which contains a detached garage.

Property details

- A Spacious and Extended Semi Detached Property
- Measuring a Highly Impressive 1530 SQFT
- Three Good Sized Reception Rooms and a Modern Fitted Kitchen
- Four Double Bedrooms, En Suite Shower Room and Three Piece Bathroom Suite
- Off Road Parking and a Generous Rear Garden
- Located in a Highly Sought After Residential Area, Close to Both Withington, Didsbury and Excellent Transport Links



About this property

Internally the accommodation comprises of, a porch which leads to the entrance hallway which offers an under stairs toilet. A bay fronted living/sitting room which boasts an impressive 25 ft in length. A rear dining room which benefits from french doors leading to the garden and a modern fitted extended kitchen completes the ground floor.

To the first floor there are four good sized double bedrooms. The primary bedroom boasts a bay fronted window and built in wardrobes, whilst bedroom two offers a three piece en-suite shower room. A contemporary three piece bathroom serves the other three bedrooms.

Externally to the front there is off road parking, a shared access driveway leads to the rear garden which is large in size with a detached garage.

Withington is located beyond Didsbury towards Manchester City Centre. For the commuter Wilmslow Road provides excellent access to the city centre. The A34 and Princess Road also give excellent commuter access to the city centre and the national motorway network. Withington Centre is located on along Wilmslow Road, offers more than adequate shopping facilities for everyday requirements. Mauldeth Road railway station nearby, provides commuter services to Manchester City centre and Manchester International Airport. Withington is ideally situated for ease of access to both University and hospital complexes at The Christie and Manchester Royal Infirmary. Schools and recreational facilities in the area are good.









DIRECTIONS

M20 4NY

COUNCIL TAX BAND

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TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

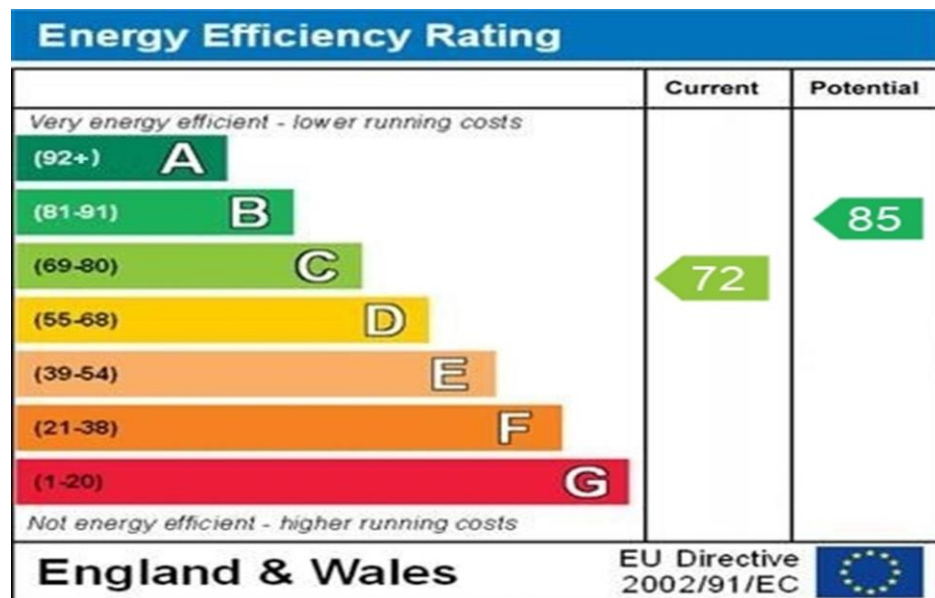
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

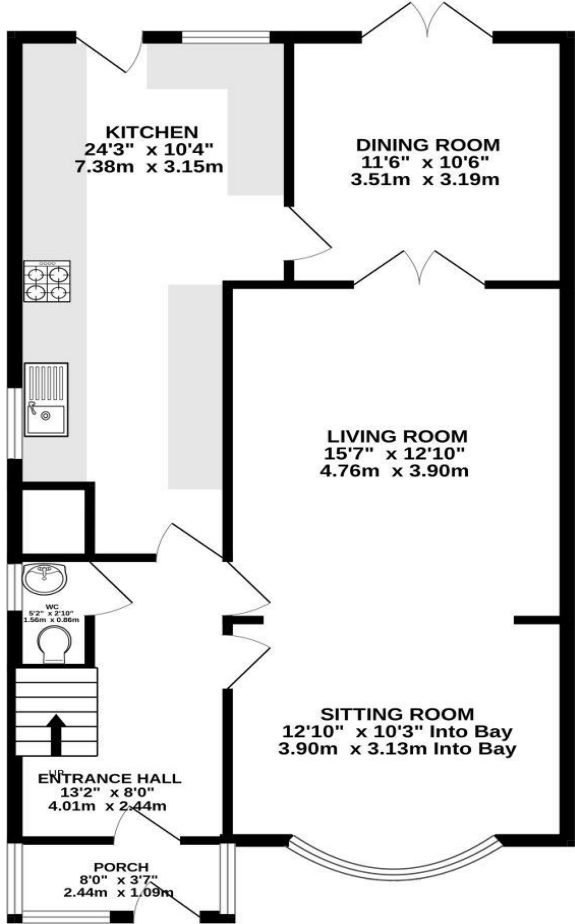
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

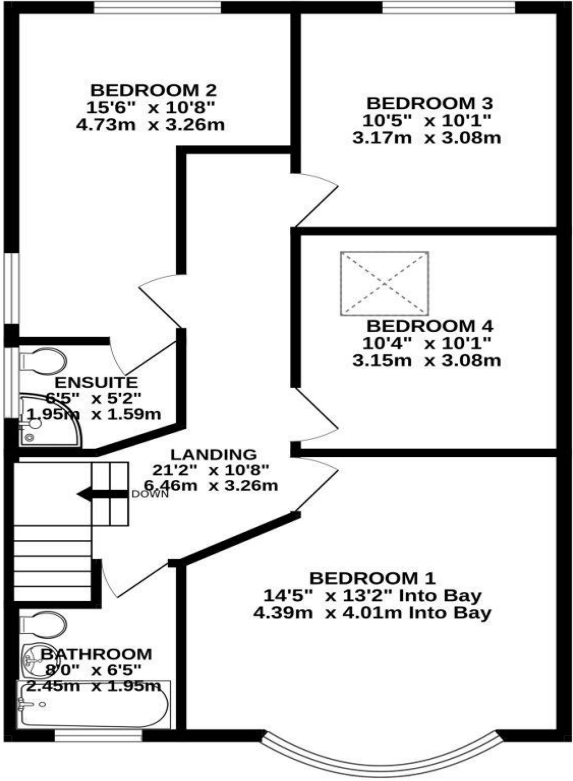
No

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GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR
715 sq.ft. (66.4 sq.m.) approx.





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